

MINUTES OF JOINT WORKSHOP CELEBRATION COMMUNITY DEVELOPMENT DISTRICT CELEBRATION RESIDENTIAL OWNERS ASSOCIATION

A joint workshop of the Board of Supervisors of the Celebration Community Development District and the Board of Directors of the Celebration Residential Owners Association was held Tuesday, February 17, 2009, at 7:00 p.m. at 851 Celebration Avenue, Celebration, Florida.

Present from the Celebration Community Development District (CDD) were:

Cliff Akey	Chairman
Paul Collins	Vice Chairman
Tom Sunnarborg	Secretary
Lee Moore	Treasurer
Bruce Carlson (<i>by phone</i>)	Assistant Secretary

Present from the Celebration Residential Owners Association (CROA) were:

David Kaszubinski	President
Alex Eissinmann	Vice President
Tom Touzin	Secretary
Don McDonald	Treasurer
Mike Gaw	Director
Dave Orosz	Director
Bill Pelaia	Director

Also present were:

Gary Moyer	CDD District Manager
Pat Wasson	CROA Executive Director
Jan Carpenter	CDD Attorney: Shuffield, Lowman & Wilson
Mark Vincutonis	CDD Engineer: Hanson Walter & Associates
Brenda Burgess	Moyer Management Group
Michael Freilinger	Osceola County Manager
Mike Harford	Osceola County Commission, District 1
Suzanne Randolph	Representative of Congressman Grayson
Brian Smith	CDD Field Manager: Severn Trent Services
Residents and members of the public	

FIRST ORDER OF BUSINESS

Opening Activities

A. Call to Order

Mr. Kaszubinski called the workshop to order.

B. Pledge of Allegiance

Students from Loshini Sewnath's 8th grade science class led the *Pledge of Allegiance*.

C. Celebration CDD Roll Call and introduction of Supervisors

Mr. Moyer called the roll.

D. CROA Roll Call and introduction of members

Ms. Wasson called the roll.

SECOND ORDER OF BUSINESS

Explanation of CDD Duties and Responsibilities

Mr. Moyer stated a Community Development District, by definition, is a unit of special-purpose local government. One of the operative parts of that definition is "special purpose." Our special purpose is to develop a new community, in this case, the community of Celebration. The other part of that definition is "government." Sometimes people refer to CDDs as quasi government. There is no such thing as quasi government; you either are a government or you are not. We clearly are a government, which means there are certain public safeguards that benefit all of us residents of Celebration. One of those safeguards is the public records law, which means that anything we do and the records that we keep are open to the public so anyone at anytime can review the actions of this Board. The Board members are subject to the Sunshine Law, which states that no two members of this Board can meet outside of a meeting like we are having tonight that has been advertised as a public meeting to which the press and public can attend to discuss anything related to what this Board and what this government will do in the future. All of those decisions are made in the public and in the Sunshine so there is full transparency of what we are doing and the decisions we make on behalf of our residents. We also have competitive bidding requirements and auditing requirements. These Board members are elected officials, the same as a County Commissioner and they have to abide by a code of ethics that is contained in the Florida Statutes. Our role is to finance and construct infrastructure. We installed the drainage system, ponds, roadways, street lighting and landscaping. Those are things we are responsible for. We build the roads but they are then dedicated to County and turned over to the County for maintenance. Ponds, culverts, street lights, and the mosquito control program all lie under our jurisdiction.

THIRD ORDER OF BUSINESS

Explanation of CROA Duties and Responsibilities

Ms. Wasson stated I am sure the residents here and those watching are more familiar with CROA than with the CDD. It is a seven-member Board, and they are responsible for the administration and maintenance for all common areas that are private to CROA,

which is the largest difference from the CDD. Everything CROA owns is private. We are responsible for all of the recreational facilities, all the pools, and recreational programming. We offer programming to individuals outside the community such as little league and soccer. The Board of Directors are not under the same Sunshine laws as the CDD Supervisors but they are required to have all meetings posted and to be open and have to have a quorum of the Board, meaning no more than three members can be together at any one time. The biggest difference in trying to differentiate our parks, the CDD is public whereas our parks are private. We tried to delineate it by an active park or a park that has a lot of recreational amenities. Those belong to CROA and the others are public CDD parks.

FOURTH ORDER OF BUSINESS

Discussion Items for Workshop

A. Stimulus Package Projects

Mr. Akey stated Mr. Kaszubinski and I met to discuss the agenda for this meeting, and we came up with these items as ones we wanted to target tonight to discuss not necessarily for a solution but how to come up with a long-term solution to some of these items. Last week Congressman Grayson's office called us about the stimulus package to see how that might benefit us as residents of the community. We want to welcome Michael Freiling, Osceola County Manager, Mike Harford, County Commissioner for District 1, and Susanna Randolph from Congressman Grayson's office. Please pass our thanks to the Congressman. We appreciate all of you attending the meeting tonight.

Mr. Freiling stated the County was contacted by Congressman Grayson's office. He is interested in assembling a list from the municipalities he represents regarding the stimulus package working to move those items forward for the local governments. Since Celebration is not incorporated, it is part of unincorporated Osceola County, we are the local government that they contacted, so we are acting on your behalf to represent the needs of the community of Celebration to Congressman Grayson's office. I contacted Mr. Harford and he put me in touch with this community. We are asking you to provide to us your requests for stimulus money. The stimulus package was signed by the President and was changing up until the joint resolution was passed by both the House and the Senate. We are ready to take your requests to Congressman Grayson. Osceola County is representing the community of Celebration. The topic we discussed on our conference call was broad areas that are outlined as we understood them at the time in the stimulus

bill, which are road projects, water project, energy projects, school projects, and a host of other items. This is not going to be the answer to everyone's financial problems. There is too much demand for the money that was passed even though it was a considerable amount of money. I would limit your request to a couple items to get the attention of your Congressman.

Mr. Akey stated major projects would include infrastructure. The roads would be under the County. One issue we considered was the maintenance facility.

Ms. Wasson stated we discussed the library and green initiatives.

Mr. Akey stated we need to get this list to the top two or three items. I suggest we prioritize them in the order of cost. The first one is the maintenance facility that we both will need. Did we come up with an estimate?

Mr. Moyer stated if it is 8,000 square feet for the building, which is what has been discussed, at \$120 per square foot plus architectural, it is about \$1.2 million. That will be pretty close.

Mr. Freilinger stated the purpose of the stimulus package is to spend the money within a short period of time. We are looking at the bulk of the money being spent within the first year and the rest within the second year. Keep that in mind. The term being used is "shovel ready" and that applies to any project you want to submit on the list. They need to be something that can be reasonably spent within 12 to 18 months, and no longer than 24 months.

Mr. Kaszubinski asked is there any weight given by participation from the local entity? If we say a project will be \$1.2 million, we will contribute \$700,000 and we are looking for the remainder. Is there any consideration given to that or should we ask for the full amount?

Mr. Freilinger stated in my experience, the more you participate, the better off you are. There is the recognition that this is a genuine request and that there is a need. I would recommend you include projects that have some local participation. It is not a requirement that I am aware of. The categories will come through the State in the form of block grants. Some will be identified for particular type projects and you will have to work through the State process in those cases.

Mr. Kaszubinski asked should we consider putting a grant package together, thinking that will be the method they will use?

Mr. Freilinger stated the task as I understand it is to come up with a list of shovel-ready projects, and I suggest it is a small number, that we can provide to your Congressman to let him know what is of most need to this community. He will use his influence to be sure that some money flows down to this community. That is his intent, similar to what Senator Nelson offered to Osceola County, whose intent is that he will advocate for road projects within the County. That is the offer that is on the table. The legislation has been passed and that money is available to the State. Now it is a matter of finding a need that fits within a category of funds and then advocating for it.

Mr. Sunnarborg stated I would like you to help us bracket our thinking by telling us what you know what other County agencies are already advocating for projects at this end of the County. What is the School Board up to? What is the parks department doing? Does the sheriff have any plans? We have some agenda items that fit in with these kinds of issues. I do not want to spend time advocating for a sheriff's substation or a new County park or a new addition to the school if someone else is requesting those.

Mr. Freilinger stated most of the focus at the County has been on road projects. That is our greatest need. Unfortunately, most of the road projects are not in Celebration. There are some near this area that are close enough that they might have an impact on the quality of life for the citizens of Celebration. There are clearly other categories such as water, energy efficiencies, and public safety, but it is not clear exactly what they mean by that. Those are the four broad categories. There is money available for schools, especially rehabilitation programs. I had a conversation with Superintendent Michael Grego. He did not have any identified need for the schools in Celebration at this point in time. I asked him to consider that. He knows what the educational needs are and he is considering that. I would not consider it a waste of time to consider the things on your list. If you identify some things, then we have to ask for them as your local government. If public safety is a priority for this group and we have not identified that at the County level, I will take that back to the sheriff's department and ask them to research the possibility to make a request for those types of expenditures through the stimulus package. If they do not qualify for the stimulus, we do have the opportunity to submit a request to the Congressman specifically for Celebration for the general appropriation process, which is probably where he will have more influence.

Mr. Gaw stated I am thinking of a specific project, like this building, to go totally green and have that serve as a model for other areas on what can be done to make a municipal building green.

Mr. Freilinger stated no one has read the whole package so we are going on what our lobbyists in Washington are telling us. It is my understanding that there is money available for conservation and going green for energy reduction. The County is considering looking at requests we can turn in for the stimulus. Some will have to go through the State to convert buildings to solar energy.

Mr. McDonald stated this is a private HOA-owned building. The Federal government is not likely to give money to an HOA, are they?

Mr. Freilinger stated I would not rule that out. Private companies have received some assistance. The neighborhood stabilization program is not part of the stimulus package but was moved forward with the same intent. One option is enter into a contract with non-governmental agencies, whether they are non-profit or profit to extend some of those resources.

Mr. McDonald stated I am saying it is more likely that it will go to a true governmental agency as opposed to an HOA.

Mr. Freilinger stated if that is an important need for this community and is one of the top three, I recommend that you put it on the list. Working through whatever process Congress has identified, there will be some flexibility. The idea is public purpose. I would not take that off the table just because you do not know.

Mr. Gaw asked how does this tie into projects the CDD may have, particularly water?

Mr. Moyer stated we are built out on the water system so we do not have a lot of capital expenditures to do, except for Island Village at some point in the future. One of the things we are looking at is the possibility of retrofitting the street light system. We have 8,000 street lights and if you are looking at a green initiative, that might make sense to request. My idea was for the maintenance building, which will be a joint use facility between the CDD and CROA that we might want to put on the list. There is nothing water or drainage-related that we are not in good shape on already.

Mr. Carlson stated one of the things we have looked at is how to develop the civic corridor, which will include the library and maintenance facility that were mentioned earlier. In terms of helping Celebration, how will we use funds in ways that will promote

the development of the civic corridor and will benefit the community in general and the school system, such as the ball fields we discussed? How can we accelerate development of the civic corridor with these things in terms of finding the right land for the maintenance facility?

Ms. Eissinmann stated I think it is important for our community and Mr. McDonald's question is valid. I would like to see things on the list that include the CDD and CROA so it is not seen as something that just affects one group. I like the street light idea. I want us to clarify for the community why we are talking about a maintenance facility. They might not understand the importance of that.

Mr. Collins stated we do not have a maintenance facility so we need to build one.

Ms. Eissinmann stated this is an area where we will keep our grounds keeping equipment, where Davey is located.

Mr. Collins stated yes, it is a very similar use as the golf course maintenance facility. We need interior space to do maintenance on equipment, and we need a place to keep landscaping materials.

Ms. Eissinmann stated we are talking about what keeps Celebration's landscaping looking beautiful. We want to be sure the community understands what we are talking about.

Mr. Moore stated it is part of the civic corridor. The maintenance facility is something good but we are talking about a library at one end, ball fields in the middle, and a maintenance facility. All of those will create jobs.

Mr. McDonald asked is the library already on the County's agenda?

Mr. Moore stated that is something we need to talk about how we put that in our package.

Mr. McDonald stated something we do not have within a 10 or 15-mile radius of Celebration that is County funded is a County park. That is where the stimulus money and the civic corridor go nicely together.

Mr. Moore stated that is something that is shovel ready. We are going to spend money on it, whether or not the stimulus package pays for it.

Mr. McDonald stated as a tax payer, I would rather see Osceola County pay for it out of the stimulus money than have to collect it from the home owners.

Mr. Moore stated our County Commissioner knows we have been talking about this, and this is an issue that we have no County parks anywhere within Celebration or anywhere near this community. There is an area called the civic corridor that we are looking at building some parks. The reason it is on the agenda is to discuss if that should be a CROA park—which means we may not be able to get any County money—or a CDD park. In that park we can build concession stands, solar lighting, having a green building for the concession stands. There are a lot of elements within that. These are projects that are ready to move right now.

Mr. McDonald stated the roads are a priority. One issue that comes up time and again is the dead end road at Artisan Park. If you want to get a fire truck into that area, it is a long way down. The CDD looked at it and said it would be very expensive because of the wetland and was too expensive for us to take on. Could that not be a project that might make sense from the roadway standpoint and a safety standpoint to consider as part of the stimulus request?

Mr. Akey stated none of the drawings are done, we have no permits and nothing has really been done.

Mr. McDonald stated we have the land.

Mr. Kaszubinski stated what everyone has to keep in mind is the stimulus package is designed to put people to work tomorrow or next month, not something we will build in six month that will create 12 jobs. The reason they are focusing on roadway projects is because it takes a lot of manpower to build a road. It will put people to work. That is the focus of what that money will be used for, to put people to work. I think the conversations we are having here, what we seem to agree upon and probably what is most doable is the joint maintenance facility. Let us concentrate on a joint maintenance facility. I hope the County has the library on their plan for this stimulus package. I think we can move toward what we want to do and the maintenance facility is something we are going to do anyway.

Ms. Eissinmann asked would that be considered shovel ready?

Mr. Collins stated one issue with the maintenance facility is to get a road in that area as well as all the permits, and it is a time-consuming process to get permits. In order to make this more shovel ready, will the County speed up that process? I know the issue is

between TCC and the County. The last we heard was it would at least be the end of the summer before many of the County approvals would be in place.

Mr. Freilinger stated we can pledge to expedite the permitting process that the County has control over. Permitting by SFWMD is outside the control of the County. However, if that is an issue, then that is where we call our representatives on the Board for SFWMD and ask them to move it along. Just because you do not have the permit does not mean you should not put it on the list, but it does mean that you will have to make a commitment to contact those Boards to do whatever they can to expedite the process.

Mr. Sunnarborg stated of all the things we have discussed, the fastest and probably most likely to be approved would be a County public park on the civic corridor.

Mr. McDonald stated I agree.

Mr. Sunnarborg stated it is relatively easy to permit and fast to build. If it is a County park, it will have that goodwill aspect.

Mr. Moore stated they can be CDD parks, as well.

Mr. Touzin stated I know we are talking about infrastructure-type projects. I want to weigh in on the issues that residents have raised for things that will affect this community. Some things are shovel ready but not all of them are. We talked about going green for this building to help save money. How much do we pay in utility bills?

Ms. Wasson stated we spend about \$50,000 per year.

Mr. Touzin stated it would be nice to have a project that will help balance that, where we invest money now that will save money in the long run.

Mr. Pelaia stated my recollection of when Matt Kelly made his presentation on the civic corridor, there will be a library, a church, and my recollection is Mr. Kelly said you cannot put a baseball field there because it is too narrow. He said you could get a couple soccer fields but that is it. I do not know where you put a public park in that corridor.

Mr. Moore stated we are talking about football fields and soccer fields.

Mr. Pelaia stated we are all talking construction. Is that the only thing that will get approved? You specifically mentioned the Superintendent of schools, but if I had to list my priorities, at the top would be the high school. It does not necessarily need a new room. It is a D school. I consider other things more important than construction. Would it support extraordinary programs, which means hiring people to help that school be what it could be?

Mr. Freilinger stated I have heard examples of program-related expenditures, but most of the talk has been that big money is for capital improvements, whether it is for roads, updating buildings, refurbishing old buildings, and building bridges. There is also money for hiring people to weatherize homes to improve them. It is not necessarily just large capital items. Regarding the school, if you want to upgrade the programming at the high school, take your comments to Dr. Grego and ask him to formulate that into an item to present to Congressman Grayson.

Mr. Akey asked when is the timetable to have our list of our top items back to you?

Ms. Robinson stated we are putting a meeting of elected officials and government agencies together within the next two weeks to talk about specific projects. We will probably shoot for end of the month or a couple weeks past that. We are learning how quickly the money will come down. A lot of this is being handled quickly. The faster you can determine the projects you want to request, it puts you in the best position possible to receive the money.

Mr. Freilinger stated I suggesting putting a time limit on that and give you a week. We can do some research after we receive your list. We will contact our Federal lobbyists and run those ideas through them. If they will not fit into the program, before we meet with the Congressman, we can come to you and tell you it will not fit. I know you want parks but if there is no money for parks, we will tell you that, and you can prioritize the list. I recommend you give me your list in a week and I will get back to you before we take it to the Congressman.

Mr. Akey stated perhaps we can put three or four people together to come up with the list of our top three or four items. I think the green building is a great idea and so are the street lights.

Ms. Eissinmann stated I like the street light idea.

Mr. Moore stated with the green initiative, we can come up with an entire initiative that includes education for residents as well as things to improve your homes. There is also our mosquito program. It creates some jobs but it saves money down the road, which is what the government is looking for. They want something where we put money in now that will pay off in the end.

Ms. Eissinmann stated we were setup to be a leading-edge community on these things. I think we should stay on the forefront of these kinds of ideas. I think that is a great thing for our community.

Mr. Moore stated there is trash collection and recycling, lots of things that will create jobs and we can consider a lot of things to go into that idea, not just specific things.

Ms. Carpenter stated the lights are a good idea because it is money for infrastructure as well as for being a green initiative. You will be able to get funding under either category. It is something CROA might want to think about, if there is any money needed in conjunction with foreclosed homes and doing yard maintenance and everyday cleanup. It gets expensive when you are collecting those dues. It might be something you can tie in with the County or other agencies that are collecting those types of funds. There are some available funds on the foreclosure side.

Ms. Eissinmann stated I do not know how shovel ready it is, but I would like to see the library on the top of the list. I think that is very important.

Mr. Akey asked is the library on the County's list?

Mr. Freilinger stated I suggested the library on our conference call. In the discussions I have had with a member of your community who sits on the library Board, it was made very clear to me that the desire of this community is to have a showcase facility, probably nicer than what the County would do based on our current standards. The reason I suggested that for your consideration is, assuming we are going to build the library to a certain standard and you are looking for something beyond that, that additional money will have to be raised in some way and you have pledged that you will raise that difference. If we can get stimulus money to help build the library, our commitment remains the same. It means the facility will be closer to what your expectations are. If it is getting money to update the energy efficiency of the building, we will not have to do it and you will not have to pay for it. So it offsets some of the capital costs so we can build a library closer to what this community is expecting.

Ms. Wasson stated my understanding is he can ask for more Federal dollars for the library. It is important that we show our representative that the library is important to us.

Mr. Kaszubinski stated we discussed putting a group together, Mr. Moyer, Ms. Wasson, one CDD Board member, one CROA member and one resident.

Mr. Akey stated we need to get back to Mr. Freilinger within a week. Is there a CDD member who would like to serve?

Mr. Moore stated I am sure everyone would like to serve. I would like to serve. My concern is sending this away and having four or five people come back and present our priorities to the County without having another meeting.

Mr. Collins stated I think we can decide now.

Ms. Eissinmann stated we can narrow it down to our top ideas, and then we can trust the group to come up with two or three of the best ones.

Mr. Gaw stated I recommend including someone from the library group.

Mr. Moore stated we will also need to include someone from TCC.

Mr. McDonald stated we do not have that kind of time.

Mr. Moore stated that is one of the things that we may want to do more efficiently. I suggest we get through the items on this agenda and then stay as late as we can to decide this. We are stopping our meeting to work on this and this is a lot to talk about.

Mr. Collins stated I suggest we take seven items, and each of us rank them 1 through 7, add them up and which ever ones come out on top are the priorities.

Mr. McDonald stated I support that.

Mr. Akey stated three we have mentioned are to retrofit this building, the maintenance facility, and the library.

Mr. Sunnarborg stated we discussed street lights and parks.

Mr. Moore stated a green initiative can include this building as well as other items.

Mr. Collins stated we have to agree on the items.

Ms. Eissinmann stated green initiative is one item that encompasses this building and the street lights and other items. On the conference call, the categories were narrowed to road projects, water, energy, and schools. We took schools off the list so we are left with water, energy, and green initiatives. Mr. Moyer said water is not an issue right now, so we are down to the library, green projects and the parks.

Mr. Moore stated also roadway projects because we will have to get an access road into the civic corridor.

Mr. Collins stated we have the maintenance facility on the list.

Ms. Eissinmann stated we have narrowed it down already with some very general ideas.

Mr. McDonald stated three ideas are civic corridor improvements, the library, and green initiatives. Civic corridor improvements includes the maintenance facility, ball fields and parks and the library, which can be listed as a separate item. We would have central civic corridor improvements, the library and green initiatives, which is three. The green initiative includes street lights. We can include sub categories under these things.

Mr. Touzin stated we need to categorize the order of importance.

Mr. Moore stated there is trash collection and recycling as well as many other things under green initiatives.

Mr. Freilinger stated one thing we discussed on the conference call, with road projects, do not forget those roads have to be designed to Federal standards, which precludes anything we have on the local level. Resurfacing projects do meet that requirement and I thought there was some need for resurfacing projects.

Mr. Moore stated we are resurfacing alleys.

Mr. Touzin asked can we request certain areas in Celebration for resurfacing?

Mr. Moore stated we have a list for this project.

Mr. McDonald stated resurfacing happens one way or another but it is not something you can get a community excited about. I want to consider big projects we would not otherwise be able to do.

Mr. Moore stated some projects are certainly more exciting than others. The fact is we are spending \$200,000 on alley resurfacing and perhaps we can get that money from someplace else.

Mr. Collins stated I do not think that idea is very attractive for the community.

Mr. Kaszubinski stated I would like to hear from our County Commissioner if you have any comments.

Commissioner Harford stated alley resurfacing will be included in what the County requests because there is a lot to be done with resurfacing. It is something we can get money for without complying with Federal standards. I think in talking with Mr. Freilinger, green initiatives are good. We can look at street lights. That relates on two levels; it will save operating costs in long run and it fits in with the stimulus plan and based on input from President Obama. Green initiatives would be better categorized on individual projects. I see that as a strong one, and I encourage you to talk about resurfacing. It will save you money you can use in other areas. Those are two strong

areas. We will continue to push for library funding because that is within our realm and it will continue to happen. I came to listen and to learn about the issues that are of concern to you. I understand your concerns about mosquitoes, parks and ball fields. The green initiatives I feel very strongly about and resurfacing will free up money for other projects to you, along with the library.

Ms. Robinson stated it is great to hear all your interests. I know the Congressman is very excited about green initiatives and that is something at the front of his mind. The economic recovery package is to focus on building new industries around green technologies. I am here to listen to your input, comments and questions.

Mr. Moyer asked when you say resurfacing, do we tell you that we have 14 miles of roads that we think will qualify for resurfacing and send that to you?

Mr. Freilinger stated you need to identify the roads in most need of resurfacing. The County will put in a request for resurfacing. There is money for roads, whether it is building new roads or resurfacing existing roads. I would not count that as one of your three priorities. You need to communicate to us so that we know what road needs to be resurfaced in the normal course of business. Give me the roads that are in most need of resurfacing because it will save you operating dollars somewhere else.

Mr. Akey stated we can put a list together of roadways, including Celebration Boulevard. If you look at the items on our list, the maintenance facility will be \$1.5 million and is the most expense. Making this a green building is \$40,000 to \$50,000. The maintenance facility will be our major expense in the next three or four years. Do we make that the first priority and then come up with the other two or three?

Mr. Kaszubinski stated yes.

Mr. Akey stated even doing plans and drawings is putting someone to work. Do we make green initiatives number 2?

Mr. McDonald stated yes.

Ms. Eissinmann stated I want to see green initiatives as a second priority.

Mr. McDonald stated I want to see the whole civic corridor done right, including the parks, the maintenance facility, and the library.

Mr. Moore stated I would consider it a maintenance facility which includes parks in that.

Mr. McDonald stated that strikes me as one entity. The maintenance facility and the parks that surround it will need to be built in conjunction with each other.

Mr. Carlson stated that requires a feeder road to be able to provide access to get into that area.

Mr. Sunnarborg stated that is correct, we need a driveway.

Mr. Kaszubinski stated the maintenance facility is our number one item. I would offer this to Mr. Moyer and Ms. Wasson to let them refine it. We can send to them our priorities and let us go from there. CROA members will forward them to Ms. Wasson and CDD Supervisors will forward them to Mr. Moyer. Then they can meet and put it together from there. Is that reasonable?

Mr. Moore stated it may be fine to everyone else but it seems totally ambiguous to me. We are asking staff to come up with this list. Green initiatives include so many parts. I suggest we go through this agenda and revisit this item. I think they can do a great job but I want to go through the agenda and revisit this to come up with something more specific related to the civic corridor and the green initiatives and how we get that going. What are our priorities?

Mr. Kaszubinski asked why can you not provide your items to Mr. Moyer with your priorities?

Mr. Moore stated if Mr. Moyer gets five emails and Ms. Wasson gets seven emails and they say totally different things, and this goes to the County, it does not have a chance for us to decide the weight. I think it needs to be done in a meeting and prioritized.

Mr. Sunnarborg stated I recommend we do as Mr. Kaszubinski and have the two executive directors, one member from each Board and one resident to put together a list before the deadline. At the end of our meeting, let us add item 7 to the end of the agenda to review this one more time before we adjourn because some things we have not discussed yet will color our decisions and priorities.

Mr. Akey stated that is fair.

On MOTION by Mr. Sunnarborg, seconded by Mr. Touzin, with all in favor, approval was given to form a group to provide suggestions for the stimulus package, one member from CROA, one from the CDD, Mr. Moyer, Ms. Wasson, and one resident.

Mr. Moyer stated I do not sense we are talking about the necessity to prioritize. Everything we have discussed fits into a different category within the County's area of responsibility. If we have a green initiative, that will slip into their green initiatives. We are not competing and we do not have a lot of projects under that category. We do not have a lot of projects under capital facilities other than the maintenance facility. I am not too concerned about prioritizing.

Mr. McDonald stated ask for the green money and then figure out where it will go when you get the money.

Mr. Freilinger stated I agree that you need to prioritize. We are going after categories of money that come from different departments from the Federal government. On the green initiatives, I believe you need to flesh that out and you need to name specific items. You will give me a project name and a paragraph description of what it is, including a budget and a time line. For example, you can say green initiatives, transforming all street lights to solar energy street lights which will save the community x dollars over a period of time and will reduce our carbon footprint. The timeframe to do this is 12 to 18 months and the budget is \$500,000 or whatever it is. That is what I want to see from you. If you want two items under that green initiative, list them. For example, you mentioned this building, so you could request putting solar collectors on the community center to reduce energy consumption for lighting and cooling the building.

B. Osceola County Services

- 1. Security Services**
- 2. Public Parks**
- 3. Mosquito Control**
- 4. Public Library**

Mr. Sunnarborg stated when the idea of this joint workshop came up, we all conceded that day-to-day and month-to-month issues will be handled between Mr. Akey and Mr. Kaszubinski in their regular meetings. We were asked to come up with items that transcended that and were bigger issues for Celebration. We submitted our suggestions. I submitted these first four that are under the category of Osceola County services and service we pay for though our taxes and services we receive from the County. There has been an ongoing sense for years that there is a certain level of inequity between the amount of taxes this community pays for these four categories and the amount of services we receive in return. We talk about security and the need for CROA to supplement

security and if it is worth it to continue to do that. We pay taxes for public parks but there is no public park anywhere near here. Mosquito control is provided by the CDD but part of our County taxes goes to pay for mosquito control, but we have our own supplemental program. Fourth is the library that we have talked about. We pay taxes for a public library and the library we have is very small and inadequate for our community. I put these under the same theme of inequity of taxes versus services.

Mr. Orosz stated the County recently sectored Celebration into two sectors. We are supplied with one deputy 24 hours a day between two shifts. The sheriff wants to have two deputies for Celebration, one for each sector. He can supply one under the current budget and the second will come hopefully when the stimulus package takes effect or farther down the road. We talked about CPO officers, who are in Celebration occasionally, possibly having one assigned here. We will have to come up with the money for that. If stimulus money goes to the County, we might not necessarily have to come up with that funding.

Mr. Sunnarborg stated I was trying to prompt a discussion that starts with a serious financial analysis. Take all the taxes, and calculate how much tax this community sends to the County for sheriff services. With the program that we have, how much does it cost them? We need to talk with our County representatives. We send a wheelbarrow full of cash and we receive a teaspoon in return.

Mr. McDonald stated that is true particularly of the parks.

Mr. Orosz stated you have to look at it as more than just the one deputy that is here. It is a grouping of services. CSI will come to investigate a crime scene. It includes the helicopter, the canine groups, and all the detectives assigned to the west side and it is not just for that one deputy. You are not paying only for that one deputy but for all the services that the sheriff's department supplies. If there was a SWAT situation, the SWAT team will come in with their equipment. Those are services that are paid through your taxes that the sheriff supplies now. You cannot say that one deputy is what you are paying for but it is for all the services, if they are needed.

Mr. Moore stated some of us met with the sheriff on January 29, Ms. Wasson, myself and some other residents. We specifically indicated that we would like more services and we talked about possibly getting a substation or a center where police can come. We talked about the CSO officers having their own sub station. We are not going to get

anything anytime soon unless we pay more out of our pockets. It would be nice to put a dollar figure to those services and have someone do some analysis. If we showed that to Sheriff Hansell, he could defend it with the services he provides, and we might be convinced we get our fair share. It would be nice to know those things. We did ask him for a substation and it is not in the budget for him to do that. We discussed using the 690 building for a substation and it looks like we will have to bear that burden.

Ms. Eissinmann stated I think what Mr. Sunnarborg is asking for is consensus from both groups to combine our resources, look at this analysis over the long term and discuss this at our next joint meeting, perhaps break it down so that we can inform the community. If that is what you are asking for, I am in support of providing that kind of information.

Mr. Sunnarborg stated that is what I am looking for. It goes to the basic idea that we have talked about a lot, the idea that we have to supplement the sheriff services. CROA decided to cut those services back this year, and people are feeling there needs to be an increase. The whole idea that we have to supplement it at all when we pay the amount of taxes that we do is something that is asking for a financial analysis. How much do we pay? Are these perceptions correct? Is this something where we go to the County as a united front? We need a unified strategy. When we go to the County to talk about security or mosquito control or the library or the parks or anything else, we need to speak with a consensus or not go. We need to look at an analysis of how much money the citizens and businesses of this community pay for security services. It is unreasonable to think we will get 100% back, but we would like 80% or something like that.

Mr. Kaszubinski stated I do not think that is a bad thing to do. I think it is a good thing to do from an analytical standpoint to be able to know what we are sending to the County and different departments of the County government. But I think for us to expect Sheriff Hansell or anyone else, because we are an upscale community, to expect that we should get dollar-for-dollar or 80 cents back into this community is not realistic. Sheriff Hansell may say he will give us more money and take all his patrols from U.S. 192, and then that becomes a crime-ridden section. That affects this community and we are not a bubble. We are part of the greater community of Osceola County.

Mr. Sunnarborg stated there are analytical types like me who want to know. If that analysis shows a significant inequity, then we can take that to the County and talk about it.

Mr. Touzin stated one thing that has complicated this is, who speaks for Celebration: CROA or CDD or individuals? There needs to be some coordination to deliver that message to the County. That is a big problem.

Mr. Moore stated right now we do not have a lot of the information to talk about. We have talked about parks and the library, but we do not really know. We talk about paying a lot of money to the County for parks and recreation, and we do not have a single park in this town. There are 300 kids who play baseball here and many of them are not from Celebration. Our residents are paying for that. They may be on school fields, but we are paying for the maintenance of those fields from CROA, including the lighting. There are 200 kids who play soccer in this community. We are putting money into the County and I am not saying that we are getting nothing back, but it would be nice to go to our County Commissioner and say that we have paid x amount for parks and perhaps you can give us some money back for the civic corridor. It would be better to do that with some information, and we will eventually figure out how to do it as a group.

Mr. Kaszubinski stated I do not object to doing what Mr. Sunnarborg suggested, but I want to make sure we keep it clear that we cannot say we will get all our money back because that is not realistic.

Mr. Orosz stated anytime the deputies are assigned, it is on service calls. There are not that many services calls here. Poinciana is horrible and they are always running there because of the crime down there. U.S. 192 is where the robberies are and that is where he concentrates his manpower. He has a limited amount of money and there are a certain number of deputies he can have. If we had a lot of service calls, then he can justify putting more men in here.

Mr. Sunnarborg asked may I invite a citizen to the podium?

Mr. Kaszubinski stated yes.

Mr. Akey stated I do not have a problem with that.

Mr. Dan Tomsick stated the reason I have been invited is I have been badgering a few of you over the past few months regarding this issue. To put it in context, I looked primarily at the sheriff's department. My thrust has been to look at our whole relationship

with the County and this was the first opportunity. Mr. Kaszubinski made the comment that we have to be careful how much we expect to get back because it is a complicated issue. To quantify the tax issue, I took our tax revenue for the year 2008 to the County and allocated how much of a percentage of that went to the sheriff. You can take the percentage of the County budget that is related to sheriff services and take the total number of dollars we send to the County and use that same percentage to get an idea where we are. We run at about 50% service level based on what the dollars we provide to the County. That may be the right number that we should get in terms of our service level, but we need to have that kind of dialogue with members of this community and focus that dialogue through a reasonably structured conduit with the County so we have representatives speaking for our community with some facts in hand. We need to have that dialogue and that may be the right answer, but that is what prompted this discussion about what is the right number of dollars we ought to expect in terms of services going forward. Hopefully we can develop a more mature relationship with the County using that kind of thinking.

Mr. Sunnarborg stated I want to get this basic financial analysis done so we have some facts. The CDD staff runs very lean and I know CROA operates on a tight budget. I do not think this is a difficult assignment to do. You pull up the County tax records and do some math, but we need someone to do it. I am looking for approval and help on this.

Mr. Kaszubinski asked would Mr. Tomsick be willing to step forward since you have done some work on this already?

Mr. Tomsick stated I can provide analysis. I am not a financial person. I am not as savvy as Mr. Collins.

Mr. Moyer stated I think Mr. Tomsick's approach is absolutely right. You can do it on a relative weighting of the budget versus what we send. I think the model he described is close to being right on point. I am happy to work with Mr. Tomsick and put it in memo form and send it to all of you. It will at least give you the order of magnitude and a sense of where we are.

Mr. Moore asked are we talking just for security services?

Mr. Akey stated I think it is for all of them.

Mr. Sunnarborg stated the process is that that it is a model for each of the four areas.

Mr. Akey asked what is the total for the County budget, \$900 million?

Mr. Freilinger stated it is close to \$1 billion, in the neighborhood of \$900 million. I understand what you are asking for and what your frustration is. I am happy to offer to you some analysis that the County staff will do for you so you can understand where your property taxes are going. It is very important for everyone to understand something. County government has a specific function and a responsibility. School Districts have a function and a responsibility. Municipalities and cities have a function and a responsibility. Each one of those governmental entities has the ability to raise revenue through ad valorem taxes and other kinds of taxes. I would like to give you an analogy of where your County tax dollars are going. We all pay Federal taxes. The largest expenditures are entitlement programs such as Social Security, Medicaid and Medicare, national defense, and service on the debt. Unless you are retired, it is very hard to see exactly how much money you will get directly from the Federal government. Likewise for County taxes, my largest expenditure is the jail. Most of you will never receive direct service from the jail. The services that the County provides are to all the citizens of the County. Some of the services that you are requesting are at a higher level, which are municipal services. You pay no more in County taxes than someone who lives in Kissimmee. They also pay municipal taxes to the City of Kissimmee to pay for the level of service they want for police and parks and recreation. Those are the kinds of services that municipalities typically pay for. In Florida, the unincorporated portions of the County are not demanding a higher level of service. The County's obligation is to provide public safety through the jail and the sheriff's department, and to provide for major arterial roads. Those are the things we bill all County residents for. It is not a required service for Counties to provide recreational services. Typically we do not look at that as a core service that we provide. We do provide some because the Board of County Commissioners has directed staff to do that. Parks and recreation are typically provided by a municipal government through the City. The County has the option of providing municipal services at a higher level through a Municipal Services Taxing Unit (MSTU), and that is what we need to do if you want to increase the level of services beyond what we normally provide. Compare the resident of Kenansville to a resident of Celebration as opposed to a resident in Kissimmee. They all pay the same millage rate and all are getting the same level of services. I understand you want to get an accounting for the taxes that you pay to the County, and I am happy to provide that. I think you will be surprised. I do

want to point out that we are not adding additional taxes beyond what we charge every other County resident. The comparison you are trying to make is comparing municipal services that Cities provide that the County is not required to provide and does not have the revenue structure to provide. We can do that through an MSTU so that we can provide an increased level of service. Having said that, it is an obligation of the sheriff to provide law enforcement services to the unincorporated portions of the County. They also provide services within a City, and that is why City residents also pay County taxes. If you have a question about the level of service you are getting from the sheriff's office, having that dialogue is good. Poinciana requires a greater level of service than they normally receive from the sheriff. Their HOA contracts for additional coverage from the sheriff similar to what you are doing. If you feel the level of service you are paying for is not being achieved, that is a fair dialogue to have. Once it is explained to you of how much money goes toward these County-wide services and drawing a comparison to what you would get living in Kissimmee with the Kissimmee police department, I want to caution you that you are not paying for that level of service like a Kissimmee resident is. If you want more services, there is a mechanism we can consider to increase that. I will provide you with as much cooperation on how much tax revenue the County receives from Celebration and any analysis of how much goes to sheriff, the jail, administration, and any other category. I am happy to do that.

Mr. Kaszubinski stated thank you.

Mr. Akey asked are we going to do that for all four of these items?

Mr. Sunnarborg stated I do not think we need to. When I suggested these items for the agenda, we did not know we would have our representatives here and we were going to discuss a better way to dialogue with the County. We need to have a strategy before we talk to the County that is as a representative of the community. We need to designate representatives to talk with Mr. Freilinger on something like this. Thank you for the offer and we need to take you up on it. I would not disagree with anything you said, but we are dealing with a town full of perceptions. There is a perception that we are subsidizing the rest of the County. I understand that I am not paying anymore in my millage rate than a comparable property in another unincorporated part of the County. When you take our town in total, we have \$2 billion of ad valorem taxes for just residential properties. There is the perception that we are not getting our fair share. The analytical types want the

information. Other people just want to know it is a fair deal. We should talk about our strategy in who represents the town in these conversations.

Mr. Collins stated I think rather than saying more services, we should approach the County with a specific request, similar to the stimulus funds, and explain why this is reasonable. One way that may be fair or more receptive to the County is rather than doing it on a dollar basis, do it on a per-resident basis. Celebration is looked at as having fancy big houses and we pay more, but are we expecting dollar for dollar. The fact that we are wealthier, we want those dollars back. We have 10,000 residents in Celebration. What you do for 5,000 residents in Kenansville, we have double residents, and do we receive double services? We pay more in dollars but it is reasonable to request that information. That should be part of the calculation.

Mr. Pelaia asked are we formally taking Mr. Freilinger up on his offer?

Mr. Kaszubinski stated yes.

Mr. Pelaia stated in response to Mr. Collins, my gut reaction is the same as Mr. Orosz. They assign police officers not so much by population but by crime. Where there is a need and what resources they have, they will put there. Maybe we should talk to the sheriff in terms of how he does that. Let us ask the question and see what the answer is.

Mr. Sunnarborg stated the sheriff's example we have discussed is right on. Other things are harder to understand, like not having a real library nearby or not having a public park at this end of the County. That is harder to understand and to justify to our constituents.

Mr. Collins stated I am in favor of where you can make a strong argument.

Mr. Akey stated we will contact Mr. Freilinger's finance director.

Mr. Freilinger stated we will cooperate fully. Through this discussion, the residents of the County understand what they are paying for. If you raise the question where the County is providing fire service and we are paying the fire service levy and we have one station, why do we not have a library, I think those are valid questions to ask of your County. I want to caution you not to compare the level of services the County is providing to a municipal service because there is another layer of taxation that is providing those services. We are happy to provide any information to help you.

Mr. Kaszubinski asked would it be helpful to provide those numbers via email? You have a general idea what we are looking for.

Mr. Freilinger stated I will talk to my budget director and we will gather that information. Based on your comments, I have a good idea. We will provide that information and if you want different or more detailed information, I am happy to provide that.

Mr. Akey stated send that to Mr. Moyer and Ms. Wasson. Kissimmee and St. Cloud both have their own police departments. The millage rate for what goes directly to St. Cloud and Kissimmee is higher. We can do that through an additional tax if we want to start our own services.

Mr. Moore stated it is community policing. When we talked with the sheriff, he said we have to pay for that. We are looking for an added level of service. We understand the sheriff's department is different because it goes by crime rates, but we want to get the numbers for the other areas. Maybe we can correct some of those things or maybe we find it is not a problem at all.

Mr. Kaszubinski asked is it feasible that if the citizens of Celebration want to have increased protection, can the CDD tax specifically for sheriff services and contract directly with the sheriff for whatever services we are seeking?

Mr. Moyer stated yes.

Mr. Moore stated that is what CROA is already doing.

Mr. Kaszubinski stated we are not taxing.

Mr. Moore stated it still comes from the residents.

Mr. Kaszubinski stated your tax income may be directly affected by the economy but when you look at the entire source of money, we start to look where to cut expenses. In this case we are looking at having a tax base and we will not have that loss of income and we will be able to produce more.

Mr. Moore stated it will be spread out over a greater number of people. The same money we are paying for services will go from CROA to the CDD. It will be spread out over a larger number of people because the CDD has a bigger base.

Ms. Carpenter stated the assessments the CDD places has the same priority as a tax, so they will be collected or else it will go to a tax certificate sale. The collection is much greater.

Mr. Moore stated I understand that, but we are talking about simply transferring the operation from CROA to the CDD.

Mr. McDonald asked what is the issue? We do not have a major crime problem. The major complaint is too many people are speeding.

Mr. Moore stated that is correct. I am saying that I am not sure we have a huge problem right now. We have pared down the CROA budget for the last couple years in terms of services for security because we got the tax deputy here 24 hours a day.

Mr. McDonald stated it is relatively effective because we do not have a crime wave in Celebration and if we do, we will get more coverage.

Mr. Gaw stated I want to tell Commissioner Harford we met with Sheriff Hansell several times and I am impressed with him. I think they are doing a great job.

Ms. Eissinmann stated I agree.

Mr. Moore stated over the past two years, he has added the 24-hour deputy, and he added the community patrol in Celebration, so we have a much higher level of service than we had before. He comes here to talk to us when we ask him.

Ms. Eissinmann stated we are approaching the time we promised to end this meeting and we had a very aggressive agenda for tonight. What can we accomplish in the next 10 or 15 minutes?

Mr. Kaszubinski stated the audience and our representative are free to leave at anytime. Do not feel you need to stay until we have adjourned. I appreciate all of you attending tonight and I hope we can do this more often.

5. Landscape Maintenance Contract

Mr. Kaszubinski asked is there some way we can work together on this? You will never decrease the area that has to be maintained. By doing one contract, can we save money, consolidate services and get more for our money?

Ms. Wasson stated Mr. Smith and I met with Lori Rockel and we have put our specifications together. We developed a timeline that Mr. Smith will report to the CDD Board. We worked on a CDD/CROA park analysis for a colored map showing each organization, so we are moving forward on it.

Mr. Touzin asked do you have an update on how trees are being trimmed?

Mr. Smith stated we received a response from our contractor and we will address it at the next CDD meeting. We have a couple arborists from the University of Florida, who will provide more information. We will present that to the Board next month. We are still researching it.

Mr. Kaszubinski asked are we properly handling the maintenance of our trees?

Mr. Smith stated it is a long conversation. We will finish our report and provide copies to Ms. Wasson. It will explain what we are doing.

Mr. Kaszubinski stated either we are or we are not. To me is a black and white issue.

Mr. Moyer stated it depends on what you are trying to accomplish. If we are required to keep trees off the roads and we have to cut them at 14 feet, we have to cut them at 14 feet. You and I may not like it, but those are the rules. Those are the things that Mr. Smith and Davey are trying to abide by. There is some subjectivity to that in terms of the interior of the tree and some of the pruning practices that we are currently doing. There are some people who take exception to that, and those are the things that we want to discuss with the Board whether it is a good idea or a bad idea and what it means in terms of the next hurricane and what is best for the tree if we get winds of 120 mph. I do not think it is black and white. I cannot say that we are doing it wrong or their suggestions are right and our suggestions are wrong. It is somewhere in the middle at the end of the day.

Mr. Smith stated there are a lot of variables including the conditions of the trees, trees that have been damaged and trees that are healthy. You prune them differently because there are a lot of variable. It is a lot of information we are compiling.

Mr. Touzin stated I understand there are variables but I see some trees where none of them were hit by a truck or car. I wish the trees would look like trees after they are trimmed. I think there is a certain way to do that. One thing we say is Celebration is a beautiful community. When you drive in and see the Celebration tree, will that one eventually look like the others? I do not think it has to be that extreme. I come from New York City, and they usually hack them because they will not be back for another ten years. That is what it appears they are doing in Celebration. You can probably reduce the time they are spending trimming the trees and move them around or have them do other things. That is my concern.

Mr. Akey stated that is a good point. We had the University of Florida out to ride the property and provide a report to us. Davey Tree is going to attend the garden club meeting. We have information from Mary and John Pfeiffer. We met toady at Lake Evalyn and looked at the crepe myrtles and we decided not to do anything with them. we need to fine tune the tree trimming practice and make sure it is what it should be and get feedback from the experts.

Mr. Sunnarborg stated there is black and white in terms of health or unhealthy practices, but there is also an aesthetic objective. To put your mind at rest, we had a discussion four or five months ago regarding the Washingtonian palms on Celebration Boulevard. When the maintenance specification was issued 10 to 11 years ago, it was contracted with Davey and they have been doing the same thing ever since. A resident brought to my attention that it will look better if they adjusted the trimming from 10:00 and 2:00 to 9:00 and 3:00. We discussed it with Davey and with staff, and they agreed. They do look better. The discussion works. The arborist will tell us what is healthy and unhealthy. Then we can discuss and decide on the aesthetic look we are going for with the crepe myrtles, and not crepe myrtles everywhere. Crepe myrtles in Artisan Park at the fountain might be different than the street trees in Lake Evalyn, as well as the oak trees. Some of them have to be trimmed up and need to be thinned out so they do not fall over during a hurricane. We need to keep talking about it to make sure the aesthetic standard is contracted with Davey. The contractor will keep doing what the contract says. We agree, we change the scope and the problem is solved.

Mr. Carlson asked are our two contracts set to expire on the same date?

Mr. Smith stated yes.

Mr. Carlson stated we have different needs but we work side by side. It would be foolish if they did not expire on the same date. We are two separate entities, so we will probably need to have two separate contracts. We should have that discussion to get the best services for the best prices for our community.

Mr. Moore stated we discussed this at a previous meeting where we wanted to know if we could save any money if we had one contract for the best pricing.

Mr. Sunnarborg stated this single vendor will be sharing the maintenance facility at some point. It is possible that we could end up with two but it will be more complicated and more necessary to cooperate because they will be in the same building.

Ms. Wasson stated in June we will have the specifications to both of our Boards for review prior to them going out for bid.

Mr. Smith stated we want to have them done by May and get them on the street in June.

Mr. Moyer stated I agree we should do this. This market is very hungry right now. We just did Harmony CDD and 20 firms picked up the RFP.

Mr. Kaszubinski stated that is where we focus on performance more than price. We may get someone who comes in with a very low bid but may not have the ability to perform.

Mr. Smith stated we will have evaluation criteria and a committee will review those bids on behalf of both Boards, and then we will see who is the best contractor.

Ms. Carpenter stated the CDD has some Statutory constraints that CROA does not have. We have to accept the lowest responsive bid.

Mr. Moyer stated we will put it out as an RFP.

6. Recreation for Teens

Mr. Kaszubinski stated I have talked with Katie Tamanini who takes care of recreation in the community. Although we have very little crime, we have kids on the streets looking for something to do. If they do not have something to do, they will find something to do and it is not always constructive. How do we find things for kids to do on Friday and Saturday nights? Most parents work two or three jobs and unfortunately the community ends up stepping in. What can we do to create functions or events for the 13- to 17-year-old age group.

Mr. McDonald stated when I was a teenager, I wanted to do fun things and I would not ever go to any planned community events.

Mr. Kaszubinski stated communities where I came from had events, like midnight basketball, and the YMCA had things going on. Those opportunities kept kids off the streets. Basketball helped diminish some of the issues with gangs. We do not have those problems here, but we do not want to let it get to that. This is being proactive instead of reactive.

Mr. Moore asked I know this is on the agenda, but is this the best use of our time?

Mr. Kaszubinski stated yes, our children are the best use of our time.

Mr. Moore stated this is a CROA issue that talks about programming and is recreation more suited for a parks and rec meeting.

Mr. Akey stated it will be left with the parks and rec staff.

C. Purchase and Development of Civic Corridor Property for Long-Term Maintenance Compound

Mr. Akey stated since we are running out of time, we can table these next three items to the next meeting and entertain public comments.

Mr. Kaszubinski stated I agree.

Ms. Eissinmann stated I think we have done a great job in this meeting. I recommend doing this again. I would like to put these next three issues to the next meeting since I do not think these are pressing issues.

Mr. Collins stated the two areas we are discussing are the maintenance facility and ball fields. The CDD will focus on working with TCC on the transaction for the maintenance facility and building the facility with the assurance that it is forever a joint facility. Mr. Smith is working with CROA staff for programming of the facility, so that is ongoing. We are working on that area and our expectation for the park, which is four to five acres, that you are working on what to do with that space.

Mr. Moore stated we cannot resolve it now but it is something to discuss. I have a meeting with Matt Kelly this week. It has always been the thought that it will be a CROA park. Is that what we really want? We need to meet with TCC to determine if it will be a County park to be donated to the County or could it be a CDD park. Mr. Sunnarborg and I have gone to some park and recreation meetings and have talked with County staff. In order to get some money back, it is hard for CROA to get money from the County and for grants because it is a private enterprise. If it was the CDD or the County who wanted to build fields for little league baseball or soccer, it might be easier. I am not sure CROA is the best owner for park as I have done more research. That is what we want to discuss and perhaps we want to bring a CDD representative and someone from CROA to discuss this. I have been involved in this since the beginning and I would like to stay involved. I want the best use for the residents. I do not care who owns it. We need to meet with TCC and our executive directors and discuss this.

Ms. Eissinmann stated I think that is a huge question that needs to be tabled and looked at from another perspective at another time.

Mr. Pelaia asked did the CDD put C and D on the agenda?

Mr. Moore stated I added item C.

Mr. Pelaia stated I thought when Mr. Kelly made the presentations, I thought it would be a donation of land for fields. Why are we seeking to purchase land?

Mr. Moore stated I think a donation is what we should aim for. There will be some work involved at whatever level, but we should ask for a donation from TCC. There is a maintenance aspect and a development aspect.

Mr. Akey stated we will table these two items. Mr. Kaszubinski and I will review them and look for a future date for another meeting.

Mr. Kaszubinski stated I would like to see us have these meetings on a bimonthly basis. I think communication is vitally important as we go forward for the growth of Celebration and how we evolve from here. I think it is important to have this communication continue and get stronger.

Mr. Pelaia stated I suggest quarterly on the premise that Mr. Akey and Mr. Kaszubinski are meeting often and reporting to us.

Mr. Moore stated I agree.

Mr. Kaszubinski stated I agree.

On MOTION by Mr. Pelaia, seconded by Mr. Gaw, with all in favor, approval was given for the CDD and CROA to meet jointly on a quarterly basis.
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Mr. Kaszubinski stated we will meet again in May. We will set a date and let you know.

Mr. Moyer stated when we talk about the District owning the park and getting grants, you need to differentiate that part from programs. It is not our desire to take over the programs. We can do that by interlocal agreement where you continue to manage the system but the CDD owns and finances the system and pays the operating costs.

Mr. Pelaia stated there is a lot going on but most of the churches have fairly vigorous team programs.

Mr. Moore stated they fill the void.

D. Purchase and Development of Civic Corridor Property for Parks and Ball Fields

This item was tabled to the next joint workshop.

E. Signage Issues

This item was tabled to the next joint workshop.

FIFTH ORDER OF BUSINESS

Public Comments

Mr. Steve Renner stated regarding projects to put on the list for the stimulus package, I heard a lot about the green initiatives, and that is something I am behind. I am a member of the United States Green Building Council and the Urban Land Institute. If it is a maintenance facility or parks, anything you build now can have green initiatives put into

it. There is Leadership Energy Environmental Design (LEED). There are points you can apply for. That is something that is lacking in Celebration, and we are supposed to be more forward thinking. Anything on that list should have green initiatives implemented. For the maintenance facility, you can use recycled materials for construction and be more energy efficient. Any public works program in this community should incorporate those principles. With the stimulus package, those projects might garner more money if those principles were tied to it. I am willing to help come up with some ideas. We can incorporate this into a lot of things.

Ms. Mary Pfeiffer stated regarding the landscaping, I have been extremely vocal about this. I have been a master gardener since 1999. That does not make me an arborist but it does make me really look at the landscaping in our town. It is in the public spaces and the public spaces end up being reflected in personal spaces. Someone said they trimmed their crape myrtles because they followed the guidelines of what the town is doing. Aesthetically our trees look pitiful. If you say you have to prune them up 14 feet for the fire trucks, look at Water Street where there is no road and it is over water. They are pruned with these huge trunks with nothing on them. We need to stop that. We also need to think about how we hedge and how we prune and how we replace plants. There are a lot of bare spaces where they are mulching with pine straw but there is no plant there, just a big dirt space. I want us to look at it openly without making excuses for why we have done what we have done. It is not a personal issue for anyone but it is about what is best for the trees. I have not seen one article written that justifies the way things are done. If Davey can come up with that, then we should look at it. If they cannot, then we should look at what certified arborists are telling us. We need to get those guidelines and move forward.

Mr. Akey asked does the garden club meet monthly?

Ms. Pfeiffer stated yes, and I have not been part of that for a while. They are looking at individual plants. That would be a good place to start.

Mr. Smith stated Ms. Pfeiffer has always been helpful through the years. I have taken her concerns to Davey. They will review them and they will respond to us. There are some good things going on and the condition of some of the trees is not good and the aesthetics are not good. A lot of them were damaged during the hurricanes and they are not growing well. It will take about five years to die if a tree is damaged because of the

root systems. We are taking everything she said into consideration and will make whatever changes we need to make.

Mr. Akey stated Jennifer Welshans from the University of Florida, let us try to schedule her to come quarterly.

Mr. Smith stated I am going to meet with her more often. She came out and made a report after she drove through for 30 minutes. Davey has been here for years and we have some good people on staff. They are concerned with the condition of the plants and the shrubs. We discussed shrub replacements that we will be starting very soon in many areas. They are concerned about pruning the trees, but we do have a scope of services and they are following the scope. The crape myrtles have a scope and they are following that. We are taking into consideration some new thinking and if we can incorporate that into our scope, we will. We want the community to look the best that it can. In some areas, the trees on Honeysuckle are gorgeous and we have been incorporating this same practice on Honeysuckle since the beginning. Those are our end-result trees and they will stay beautiful.

Ms. Pfeiffer stated that is a different species of tree. I am glad they are taking out the mistletoe and that is a big issue.

SIXTH ORDER OF BUSINESS

Concluding Remarks/Next Steps

There being none, the next order of business followed.

SEVENTH ORDER OF BUSINESS

Stimulus Project Conclusion

Mr. Akey asked did we want to review the stimulus projects?

Mr. Sunnarborg stated I thought some things might come up, but I did not hear any new issue.

Mr. Moore stated whatever we build, whether fields or maintenance facility, we should think about implementing more green technologies.

Mr. Sunnarborg stated we should be more clear about who will represent us on this committee. When we send anyone to the County, we have not historically done a good job of when someone speaks for us, they need to know they speak for us. None of us should ever say we are speaking as a citizen. You are either representing this Board or you are not.

Mr. McDonald stated in this case, we are not speaking but we are simply sending a list to our respective directors, having them come up with a list to take to the County in writing.

Mr. Sunnarborg stated I thought it would be helpful to review what we proposed earlier, but I did not hear anything new.

Mr. Akey stated we will come up with our four of five top items. Your other point as far as representing the Board at the County, we can put that on the next workshop agenda. Residents of this County voted for Commissioner Harford so anyone can call him.

Mr. Sunnarborg stated the point of this meeting is when we do things in a bigger way and represent the whole town, we need to be clear about how we do that and who does that.

Mr. Akey stated if we have a position of the Boards, it has to be a joint position. The CROA Board can take a different position on some matter than the CDD Board.

Mr. Kaszubinski stated that is correct. We will add it to the next agenda.

On MOTION by Ms. Eissinmann, seconded by Mr. Gaw, with all in favor, approval was given to adjourn the workshop.
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Tom Sunnarborg, Secretary

Cliff Akey, Chairman